

Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name: Walnoaks - Unit 7
Surveyor: Batson, Himes, Norvell & Poe
No. of Lots Proposed: 27 **No. of Lots Approved:** 27
Variances Requested: 1. Intersection grade variance on Road B at Pinex Ln., from 1% to 2%.
S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge: Tom Brechko
Staff Recomm. (Abbr.): APPROVE variance because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 10 conditions
Staff Recomm. (Full):
1. Connection to sanitary sewer and meeting any other relevant requirements of the Knox County Health Department.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knoxville (City Ord. 0-280-90).
3. Compaction of fill areas to be done in accordance with the requirements of the Knoxville Department of Engineering.
4. Meeting all applicable requirements of the Knoxville Department of Engineering.
5. Prior to final plat approval, the minimum lot size of 6000 square feet outside of the floodway area for each lot shall be verified using the surveyed subdivision boundaries and floodway boundary.
6. Place a note on the final plat that vehicular access to Lot 30 is to be from the internal street system only.
7. Meeting all applicable requirements and obtaining all required permits from the Tenn. Dept. of Environment and Conservation.
8. Revise the concept plan to include a sidewalk on one side of Pinex Ln. in compliance with the standards of the Knoxville Department of Engineering.
9. Meeting all requirements of the approved Use-on-Review development plan (6-L-96-UR).
10. A final plat application based on this concept plan will not be accepted for review by the MPC until certification of design plan approval has been submitted to the MPC staff.

Comments: The applicant is proposing to subdivide the remaining acreage of Walnoaks Subdivision into 27 detached single-family lots. Concept plan and use-on-review applications (6-SL-96-C & 6-L-96-UR) for Walnoaks Subdivision (Unit 5) were approved by the Planning Commission on June 13, 1996. The subdivision was approved for up to 48 lots. Final plats have been approved for 21 of the 48 lots. While the use-on-review approval for up to 48 detached units is still valid, the concept plan has expired. The applicant is requesting a new concept plan approval for the remaining 27 lots.

A portion of Lots 30 - 39 and 44 - 46 include a floodway designation. All fill material for the building sites on those lots must be located outside of the floodway. Those lots must also have at least 6000 square feet of area outside of the floodway.

Since the property is within the Parental Responsibility Zone, sidewalks are required. While sidewalks were not included on the expired concept plan, it is Staff's recommendation that they be required with this new approval.

MPC Action: Approved **MPC Meeting Date:** 3/13/2003

Details of MPC action:

Summary of MPC action: APPROVE variance because the site's topography restricts compliance with the Subdivision Regulations, and the proposed variance will not create a traffic hazard

APPROVE the Concept Plan subject to 10 conditions

Date of MPC Approval: 3/13/2003 **Date of Denial:** **Postponements:**

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Ordinance Number:

Disposition of Case:

If "Other":

Amendments:

Date of Legislative Appeal:

Date of Legislative Action, Second Reading:

Other Ordinance Number References:

Disposition of Case, Second Reading:

If "Other":

Amendments:

Effective Date of Ordinance: